

WARRANTY DEED

BOOK 1408 PAGE 375

KNOW ALL MEN BY THESE PRESENTS, That LOUIS DULIEN and ANN DULIEN, husband and wife, for and in consideration of Ten (\$10.00) Dollars and other valuable consideration to them in hand paid by BEALL PIPE & TANK CORPORATION, an Oregon corporation, receipt of which said consideration is hereby acknowledged, do hereby grant, bargain, sell and convey unto said BEALL PIPE & TANK CORPORATION, an Oregon corporation, its successors in interest and assigns, all the following real property, with the tenements, hereditaments and appurtenances thereunto belonging, situated in the County of Multnomah, State of Oregon, described as follows, to-wit:



A tract of land in Section 35 in Township 2 North of Range 1 West of the Willamette Meridian, beginning at a point known as Southwest corner of William Gatten Donation Land Claim and marked by a brass screw in a 2 inch galvanized pipe; and also being the Northwest corner of J. L. Loomis Donation Land Claim, running thence North $58^{\circ}09'35''$ East 1054.31 feet to a point; thence North $26^{\circ}15'33''$ West 115.31 feet to a $3/4$ inch diameter steel bar driven in turf and guarded by a stake marked "S. W. Cor.", which is the true point of beginning of the herein described parcel; Continue North $26^{\circ}15'33''$ West 536.50 feet to a point marked by a $5/8$ inch diameter steel bar driven flush in macadam pavement which is the Northwest corner of Parcel; thence North $63^{\circ}44'27''$ East 641.50 feet to a point marked by a cadmium plated drive screw in macadam pavement; thence South $26^{\circ}15'33''$ East 636.50 feet to a point marked by a tack in a 2x2 stake driven in turf, which point is the Southeast corner of the aforesaid parcel; thence South $63^{\circ}44'27''$ West 641.50 feet to the true point of beginning of the parcel marked by the $3/4$ inch steel bar and the stake marked "S. W. Cor."; ALSO In addition as part and parcel of this deed additional 5 sided piece of land starting at the cadmium plated drive screw; thence South $26^{\circ}15'33''$ East 29.00 feet along the East line of the said parcel to a point; thence North $31^{\circ}04'27''$ East 34.33 feet; thence North $58^{\circ}09'35''$ West 26.50 feet; thence South $31^{\circ}04'27''$ West 25.40 feet to a point on the North boundary line of said parcel; thence North $63^{\circ}44'27''$ East 7.33 feet along North line of the cadmium drive screw;

TO HAVE AND TO HOLD the above described and granted premises unto the said BEALL PIPE & TANK CORPORATION, an Oregon corporation, its successors in interest and assigns, forever.

And LOUIS DULIEN and ANN DULIEN, husband and wife, the grantors above named, do covenant to and with the above named grantee, its successors in interest and assigns, that they are lawfully seized in fee simple of the above-described premises, and that the above-described and granted premises are free and clear from all encumbrances save and except the following: A right of way for railroad track over and across the above-described premises reserved by deed from The William Gatton Estate Company, an Oregon corporation, and George G. Gatton, a single person, to Oregon Shipbuilding Corporation, a Delaware corporation, dated February 7, 1941, and recorded on February 11, 1941, in Book 583, at Page 503, of Deed Records for the County of Multnomah, State of Oregon; and an easement and right of ingress and egress to and from the above-described premises, for erection, construction, maintenance and operation of electrical transmission lines, telephone, etc., created by instrument dated October 18, 1936, recorded October 28, 1936, in Book 470, at Page 469, of Deed Records of Multnomah County, Oregon, made by The William Gatton Estate Company, an Oregon corporation, and George G. Gatton, a single person, to Portland General Electric Company, an Oregon corporation; and an easement and right of ingress and egress to and from the above-described premises for the erection, construction, maintenance and operation of electric lines, poles, conduits, wires, guys, supports and electrical equipment and facilities, created by instrument dated the 26th day of May, 1950, recorded the 29th day of

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May, 1950, in Book 1407, at Page 327, of Deed Records of Multnomah County, Oregon, made by Louis Dulien and Ann Dulien, husband and wife, to Portland General Electric Company, an Oregon corporation; and that they will, and their heirs, executors and administrators shall, warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever save and except as hereinbefore specified.

WITNESS our hands and seals this 29th day of May, 1950.

Louis Dulien (SEAL)

Ann Dulien (SEAL)

Executed In Presence Of:

[Signature]
[Signature]

STATE OF OREGON)
County of Multnomah) as

BE IT REMEMBERED, That on this 29th day of May, 1950, before me, the undersigned, a notary public in and for said County and State, personally appeared the within named LOUIS DULIEN and ANN DULIEN, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year first in this my certificate written.



[Signature]
Notary Public for Oregon

My Commission Expires: 6-9-53